



## **Ratoon, 33-35 Fargate, Sheffield, S1 2HE**

To Let | 4,133 sq ft

Amazing fully flexible city centre offices – growing businesses welcome! A truly inviting and contemporary space

## Ratoon, 33-35 Fargate, Sheffield, S1 2HE

### Summary

- Rent: £19 per sq ft
- Service charge: £2.50 per sq ft
- Car parking charge: n/a
- Lease: New Lease

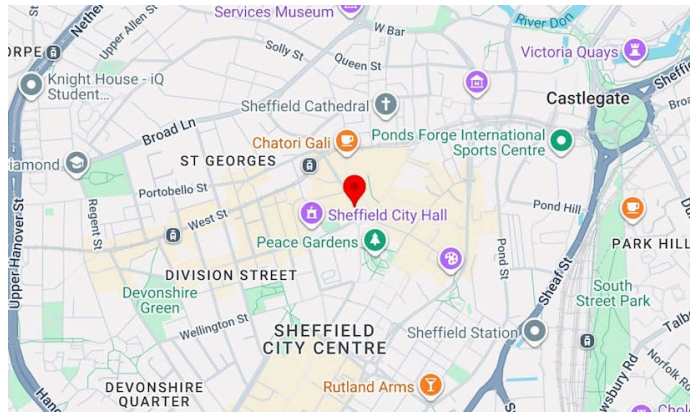
### Further information

- [View details on our website](#)
- [Watch a video](#)

### Contact & Viewings



Tim Bottrill  
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### Description

Ratoon has undergone a comprehensive refurbishment to create a stimulating workspace. As a new development, it is offering businesses of all sizes a contemporary, stimulating space - suitable for those looking for a fresh start with capacity to grow. The offices have been beautifully crafted with sustainability and style in mind.

### Location

Ratoon is on Fargate in the heart of Sheffield's city centre. Within 5 minutes walk are The Peace Gardens, Leopold Square, Sheffield Theatres plus key bus and Supertram stops. The train station is 10 minutes away on foot. Sheffield City Centre is enjoying significant regeneration in the form of the £450m Heart of the City redevelopment. This will enhance the city's offering with vibrant F&B including Cambridge Street Collection, Bethal Chapel and Leah's Yard. Fargate itself is undergoing considerable investment, most recently helped by £15 million coming from the Government's Future High Street Fund initiative. As part of this, the Event Central Scheme next-door will see the creation of an exciting new music and exhibition area. Right on your doorstep! The investment will also see the creation of new cafes, shops and sport screening facilities for you and your staff to enjoy.



### Specifications

Ratoon has modern facilities giving businesses a hassle free experience "from door to desk". There is also a superb rooftop which will be a quiet space in the sunshine and fresh air to enjoy a break from work (or hold an outdoor meeting with a view). The specification includes:

- ground floor reception
- feature light well and roof lantern
- bespoke fit out and design options
- private showers and lockers
- secure bike racks and bike repair station
- DDA accessible workspace
- HVFR air conditioning
- 2 x lifts and private WCs

Offering a truly flexible space, our client is happy to help make your office truly your own. A choice of design options are available making it simple to bespoke the design to reflect your business. Plans are also available on request.

### Viewings

Via Tim Bottrill (please see contact details below).

### Terms

The building is available as a whole or on a floor by floor basis (from 4,133 sq ft) on new FRI leases on terms to be agreed.

Accommodation

Name	sq ft	Availability
Basement - Bike storage	872	Occupied
1st - Office	4,349	Let
2nd - Office	4,133	Under Offer
3rd - Office	4,133	Available
4th - Office	4,187	Let



